|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 15/9/22 | **Manager:** |  | **Date:** |  |
|  |
| **Application Ref:** | 3/2022/0719 |  |
| **Date Inspected:** | 3/3/2021 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
|  |
| **Development Description:** | Retention of unauthorised siting of a Shepherds Hut for holiday accommodation and new access track. |
| **Site Address/Location:** | Hillcrest Farm, Startifants Lane, Chipping. PR3 2NP |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| Chipping Parish Council consulted on 3/8/22 – no response. |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | No objections. |
|  |
| **RVBC Environmental Health:** | Consulted on 3/8 – no response. |
|  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| One objection has been received in relation to the proposal. The objection is summarised as:* Impact of the proposal upon highway safety
* Impact of the proposal upon residential amenity
* Impact of the proposal upon visual amenity

The objection received also makes reference to a number of non-material planning issues which primarily relate to on-site drainage and sewage treatment. |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **Ribble Valley Core Strategy:**Key Statement DS1 - Development Strategy Key Statement DS2 - Presumption in Favour of Sustainable DevelopmentKey Statement EN2 – LandscapeKey Statement EC3 - Visitor EconomyPolicy DMG1 – General Considerations Policy DMG2 – Strategic Considerations Policy DMB1 - Supporting Business Growth And The Local EconomyPolicy DMB3 - Recreation And Tourism Development**National Planning Policy Framework (NPPF)** |
| **Relevant Planning History:****3/2021/0939:**Siting of a Shepherds Hut for holiday accommodation (Approved)**3/2019/0558:**Siting of mobile home for holiday accommodation (Approved) |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Site Description and Surrounding Area:**The proposal site relates to a farmstead that is situated approximately 2 miles outside the village of Chipping. The proposal site contains a farmhouse, annex building, several agricultural buildings, existing holiday chalet which provides holiday accommodation and an existing shepherds hut which forms the basis of this application. The surrounding area is largely characterised by agricultural fields, open countryside and farmsteads. |
| **Proposed Development for which consent is sought:**The shepherds hut in question relates to a previously approved proposal however it has since transpired that the approved plans for the previous proposal were submitted erroneously with the shepherds hut sited approximately 90 metres to the South-east of its current intended location. As such, retrospective consent is sought to regularise the current location of the existing shepherds hut and its access track.  |
| **Principle of development:**Policy DMB1 generally seeks to support business growth and the local economy while Policy DMB3 relates specifically to recreation and tourism uses. With regards to Policy DMB1, the applicant has stated that (notwithstanding the recent COVID booking restrictions) demand for the existing holiday chalet on site has remained high. As such it is envisaged that the shepherds hut would satisfy the demand for holiday accommodation in the area which in turn would be beneficial to the local economy. Policy DMB3 requires new tourism development to be physically well related to an existing main settlement or village or to an existing group of buildings, except where the proposed facilities are required in conjunction with a particular countryside attraction. The proposal site falls outside of an existing settlement / village however in this instance the proposed shepherds is located within a working farm and as such shares a close relationship with an existing group of buildings. Policy DMG2 of the Ribble Valley Core Strategy states that proposals for development outside the defined settlement areas can be considered as justifiable if ‘*the development is for small scale tourism or recreational developments appropriate to a rural area.’* The proposed shepherds hut would be used as a small scale holiday letting unit providing a modest level of accommodation therefore the proposal would be in accordance with the above requirement. In view of the above, the principle of an additional holiday unit on this established site would comply with the requirements of Policies DMG2, DMB1 and DMB3 of the RVBC Core Strategy. It must however be reiterated that the application seeks consent for holiday accommodation and that the unit is not to be used as permanent or primary living accommodation. Accordingly, additional planning conditions have been implemented to the consent to ensure that the approved unit is for holiday use only. The proposal site also lies within the Forest of Bowland Area of Outstanding Natural Beauty therefore additional consideration will be given towards the effect of the proposal on the visual character of the surrounding landscape. |
| **Residential Amenity:**The shepherds hut is located approximately 60 metres away from the nearest neighbouring properties of Hillcrest Cottage and Parlick View Cottage therefore the proposal does not pose any issues with regards to loss of privacy, natural light or outlook for any neighbouring residents. Whilst it is acceptable that the proposal could invite the potential for additional noise at the site it is not considered that the siting of one shepherds hut would result in an unacceptable level of noise disturbance. |
| **Visual Amenity / Landscape:**The shepherds hut in question comprises a footprint of just under 12 square metres with an eaves and roof pitch height of 2.4 metres and 2.9 metres respectively therefore the proposal is considered to be a modest addition to the existing site being wholly subservient to the scale of the existing agricultural buildings on site. As such, it is not considered that the proposal would have any undue impact upon the visual amenities of the immediate locality.The proposal site lies within the Forest of Bowland Area of Outstanding Natural Beauty. With reference to development in Areas of Outstanding Natural Beauty, Key Statement EN2 of the Ribble Valley Core Strategy states that ‘*the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials’* while Policy DMB3 states that ‘*the proposal should display a high standard of design appropriate to the area…the site should not introduce built development into an area largely devoid of structures’.*The shepherds hut comprises dark stained timber boarding and blue slate tin roof sheets, both of which are largely in keeping with the external features of the existing agricultural buildings on site and other rural outbuilding structures within the surrounding area. The proposal introduces built form into the surrounding landscape and as such there is some visual impact upon the visual character of the AONB however the proposed shepherds hut is not an isolated feature on the landscape in as much that it is grouped with other buildings which in turn significantly reduces its visual impact.In view of the above, the proposal is considered to be in accordance with Key Statement EN2 and Policy DMB3 in as much that the proposed works are not considered to detract from or have any undue impact upon the visual character of the surrounding AONB landscape. |
| **Ecology:**No ecological constraints were identified in relation to the proposal. |
| **Highways:**Concerns have been raised with regards to highway safety issues relating to potential conflicts between the existing farmstead and proposed use of the holiday accommodation however Lancashire County Council Highways have reviewed the plans from the proposal and have no objections to the proposed works on highway safety grounds however the LHA have recommended that formal parking spaces be implemented to serve the shepherds hut. Accordingly, it is not considered that the proposal development would have any undue impact upon highway safety. |
| **Observations/Consideration of Matters Raised/Conclusion:**The proposal would have not any undue impact upon residential amenity for any neighbouring residents, nor is it considered that the proposal would be of detriment to the visual amenities of the immediate area or the aesthetic character of the surrounding AONB landscape. Furthermore, the proposal meets the criteria outlined in Policies DMG2, DMB1 and DMB3 of the Ribble Valley Core strategy in as much that the shepherds hut is appropriately sited and would be utilised for the purposes of small scale tourism which in turn would be beneficial to the local economy.It is for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval. |
| **RECOMMENDATION**: | That planning consent be granted subject to the imposition of conditions. |